



DOWNTOWN MAINSTREET STREETScape DESIGN INTENTIONS & KEY CONCEPTS

- Mainstreets are traditionally where small towns celebrate their history, art, and local culture...They can serve and draw from tourism, But, most importantly, they are our best chance of providing residents with goods and services, creating tax revenue, and a local economy while maintaining our small town feel.
- Successful mainstreets have 3 essential components: 1) on-street parking, 2) a pedestrian sidewalk, and 3) commercial storefronts.
- On-street parking provides parking of course, but is important as a roadway buffer that protects the pedestrian zone.]
- The sidewalk is the key component of placemaking...It is the interface between culture and commerce.
- Mainstreet parking lots should be limited in size to maintain pedestrian zone continuity and avoid an automobile environment that typifies strip development,... Where they do occur, they should be screened with landscaping and entrance drive width should be narrow.
- Where adequate parking is not provided on-street, additional spaces should be provided behind and in public parking lots....Behind parking also provides service and delivery vehicle access.
- Storefront awnings, ground level storefront transparency, and adequate space for "sidewalk café" areas must be included to attract shoppers.
- Street trees are encouraged to provide shade and enhance sense of place...They visually narrow the roadway which calms traffic enhancing safety.
- The Palmer Lake Mainstreet Development zone occurs along Co Hwy 105 from South Valley Rd on the south to Perry Park Rd on the north.
- Sidewalk fingers or islands can encompass parking, accommodate street trees, and create shorter safer crosswalks for the young and the old.
- TOPL must work with CDOT to develop policies that encourage mainstreets and discourage suburban strip development contrary to Palmer Lake's small town feel.
- Mainstreet development is the best way to provide Palmer Lake citizens with the goods and services we need, create tax revenue, and create a local economy.